116.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	626,500 / 626,500
					USE VALUE:	626,500 / 626,500
					ASSESSED:	626,500 / 626,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FINLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VUJISIC LJUBOMIR B
Owner 2:	
Owner 3:	
Street 1:	15 FINLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LO RYAN-SZE WAI -
Owner 2:	TAM DEBBIE WAI-YU -
Street 1:	15 FINLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,934 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4934.000	228,900		397,600	626,500
Total Card	0.113	228,900		397,600	626,500
Total Parcel	0.113	228,900		397,600	626,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.08 | /Parcel: 522.0

Legal Description

User Acct 74555

GIS Ref

GIS Ref

Insp Date 04/16/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,900	0	4,934.	397,600	626,500	626,500	Year End Roll	12/18/2019
2019	101	FV	202,700	0	4,934.	403,300	606,000	606,000	Year End Roll	1/3/2019
2018	101	FV	202,700	0	4,934.	301,100	503,800	503,800	Year End Roll	12/20/2017
2017	101	FV	202,700	0	4,934.	272,600	475,300	475,300	Year End Roll	1/3/2017
2016	101	FV	202,700	0	4,934.	261,300	464,000	464,000	Year End	1/4/2016
2015	101	FV	188,900	0	4,934.	221,500	410,400	410,400	Year End Roll	12/11/2014
2014	101	FV	188,900	0	4,934.	210,200	399,100	399,100	Year End Roll	12/16/2013
2013	101	FV	188,900	0	4,934.	199,900	388,800	388,800		12/13/2012

!9015!

PRINT

Date	Time
12/10/20	23:32:21

LAST REV

Date	Time
11/15/16	10:32:40

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LO RYAN-SZE WAI	35517-119		5/22/2002		342,500	No	No		
BANNON WILLIAM	27997-86		12/19/1997		173,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2016	1105	Redo Kit	20,000	O				
9/10/2014	1170	Redo Bat	9,500					Bath renovation 1s

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	Permit Insp	PC	PHIL C
4/16/2009	Measured	197	PATRIOT
7/30/2002	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4934		Sq. Ft.	Site		0	70.	1.15	5									397,615						397,600	

Total AC/HA:	0.11327	Total SF/SM:	4934	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 397,615	Spl Credit	Total: 397,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281247
Depreciation:	52312
Depreciated Total:	228935

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

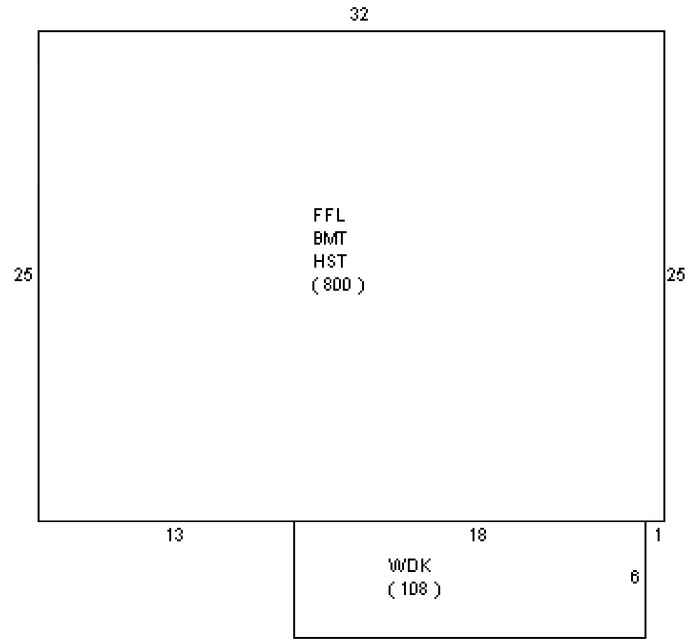
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	108.59
Final Total:	228900	Val/Su SzAd	190.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	42.520	34,017
FFL	First Floor	800	141.740	113,389
HST	Half Story	400	141.740	56,694
WDK	Deck	108	15.260	1,648

Net Sketched Area:	2,108			Total:	205,748
Size Ad	1200	Gross Are	2508	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc